SPECIFICATIONS

FOR

Armory Sanitizing Service

Performance Work Statement
JBSA-Chapman Annex
Armory Sanitizing Service

1. PROJECT SCOPE:

The 37th Training Support Squadron (37 TRSS) seeks remediation cleaning services to mitigate lead buildup, carbon residue, in the armory at Building 950.

This process will include a comprehensive initial deep cleaning, followed by biannual maintenance cleaning to sustain proper conditions.

Prospective vendors must conduct a site inspection to evaluate relevant environmental and logistical factors that could affect contract execution and associated costs, ensuring a well-informed approach.

2. PROJECT DESCRIPTION:

The Contractor shall:

2.1 Conduct a site survey to assess the building location and layout. Identify any special equipment necessary to successfully complete the remediation cleanings.

2.2 Shall work after duty hours Monday through Friday until all cleaning services are completed.

2.3 Contractor employees are prohibited from possessing weapons, firearms, or ammunition, on themselves or within their contractor-owned or privately owned vehicle while on JBSA Lackland.

2.4 Shall only work on half of the armory at a time, allowing the Government to continue daily operations on the half not being cleaned.

2.5 Be responsible for providing all necessary personnel, equipment, supplies, tools, materials, and related non-personnel services to complete the remediation cleaning in strict adherence to Occupational Safety and Health Administration (OSHA) and Environmental Protection Agency (EPA) guidelines.

2.6 Furnish all supervision, labor, transportation materials, tools, incidentals, equipment, and supervision.

2.7 Conduct a comprehensive initial deep cleaning of the armory approximately 30 days after contract award. Bi-annual maintenance shall take place every 6 months thereafter to ensure ongoing upkeep and operational efficiency.

2.8 Clean all floors, walls and ceiling, workspaces and tool cabinets, office desks, janitorial closet, latrine, weapons storage racks, wall lockers and all air vents. The contractor shall

use a general-purpose cleaner, with a non-oil, non-animal fat, non-soap base, with the approximate specifications:

- pH shall be no higher than 6.0
- Soluble in water
- Biodegradable
- Non-flammable
- Maintains its lead removal capabilities in hard and soft water.
- Effective on glass, ceramic, plastic, tile, concrete, gypsum board, plaster, wood, vinyl, and metals.

2.9 Contractor shall provide a list of all disinfecting products to be used in designated location and equipment to [redacted] **one week before** initial deep cleaning of armory to ensure that the disinfect products are suitable for use in a training/personnel environment. Chemical air fresheners are not permitted.

2.10 Floor/Wall/Vents/Ceiling Cleaning: The contractor shall sweep, vacuum, or mop to remove dust, debris, and residue from all surfaces in the armory ONLY. The contractor shall use a vacuum cleaner with a High Efficiency particulate Air (HEPA) filter. Contractor shall clean the floor walls and ceiling using the appropriate cleaning agents and methods to ensure a deep and comprehensive cleaning.

Floor/Wall/Ceiling Area Specifications:

- 1980 sq ft of walls (to include doors)
- 2528 sq ft of ceiling
- Total area of 6988 sq ft of surface space
- Main Room (Slanted Ceiling): 15.77 ft height, 56.4 ft × 30.8 ft
- Back Workstation/Office (Flat Ceiling): 9 ft height, 22.06 ft × 30.8 ft

2.11 Workstations/Tool Cabinets: The government will be responsible for the removal of items at workstations and in tool cabinets prior to cleaning activities. Contractor shall clean 7 workstations (10’ L 4’ W) and 9 tool cabinets (40” H 42” W 20” D) using the appropriate cleaning agents and methods to ensure a deep and comprehensive cleaning. The contractor shall unbolt, clean and reinstall 6 of these workstations and 8 tool cabinets, thoroughly clean, and reinstall all equipment secured to the ground, ensuring proper functionality and adherence to safety standards upon reinstallation.

2.12 Janitorial Closet/Latrine: Contractor shall clean the janitorial closet and latrine using the appropriate cleaning agents and methods to ensure a deep and comprehensive cleaning. (See layout for janitorial closet/latrine locations)

2.13 Office Desk: The government will be responsible for the removal of all items in office desk prior to cleaning activities. The contractor shall unbolt, clean and reinstall 4 office desks, thoroughly clean, and reinstall all equipment secured to the ground, ensuring proper functionality and adherence to safety standards upon reinstallation.

2.14 Storage Rack: The government will be responsible for the removal of weapons within storage racks prior to cleaning activities. There are 39 storage racks with approximate specifications:

- 22 ea. (50” H 36” W 30” L)
- 6 ea. (51” H 42” W 16” L)
- 9 ea. (82” H 43” W 16” L)

Contractor shall clean 39 storage racks using the appropriate cleaning agents and methods to ensure a deep and comprehensive cleaning. The contractor shall unbolt, clean and reinstall 9 of these storage racks—1 measuring (51” H x 42” W x 16” L) and 5 measuring (82” H x 43” W x 16” L), thoroughly clean, and reinstall all equipment secured to the ground, ensuring proper functionality and adherence to safety standards upon reinstallation.

2.15 Wall Lockers: The government will be responsible for the removal of all items within wall lockers prior to cleaning activities. The contractor shall unbolt, clean and reinstall 8 wall lockers (82” H 43” W 16” L), thoroughly clean, and reinstall all equipment secured to the ground, ensuring proper functionality and adherence to safety standards upon reinstallation.

2.16 Bolted Items: The contractor shall unbolt, thoroughly clean, and reinstall all equipment secured to the ground, ensuring proper functionality and adherence to safety standards upon reinstallation. (See layout for bolted item’s locations)

2.17 Ambient air cleaning Protocol: The contractor shall supply and install three (3) HEPA air purification systems to optimize indoor air quality. These systems will operate continuously throughout the initial deep-cleaning phase, effectively reducing airborne particulates and contaminants with the approximate specifications:

- HEPA carbon filter
- Captures 99.95% of airborne particles as small as 0.1 microns
- Smart Sensors: auto-adjust fan speed based on air quality
- Coverage for complete area
- Verified Air Filtration Clean Air Delivery Rate: 915 sq ft
- Energy Star Certified
- Power: 120 V

- Warranty: 3-Year Limited Warranty included

2.18 Upon completion of remediation, the HEPA-filtered units will remain in place to ensure sustained air purification, thereby maintaining a long-term cleaner indoor environment. This ongoing filtration will support air quality management and enhance overall occupant health and safety.

2.19 The ambient air cleaning shall provide a minimum of three (3) air changes per hour.

3 Bi-Annual /Annual Maintenance Cleaning

3.1 Contractor shall perform bi-annual maintenance cleaning for scheduled upkeep and surface cleaning to sustain proper conditions at a time not to exceed six months after the first cleaning.

3.1.1 Contractor shall replace three HEPA carbon filters annually. The contractor shall perform a thorough wipe-down of all surface areas to prevent long-term contamination buildup, ensuring all surfaces remain clean, sanitary, and free from harmful residues.

3.2 During the project, all equipment shall be serviced as needed to limit possible cross-contamination unsafe operating conditions for service personnel and building occupants.

3.3 Any activity requiring the opening of contaminated vacuum collection equipment on-site, such as servicing, or filter maintenance shall be performed in an appropriate containment area or outside of the building.

3.4 When using vacuum collection equipment exhausting within the building envelope, it shall utilize high efficiency particulate air (HEPA) filtration with 99.97% collection efficiency at 0.3-micron particle size.

3.5 A continuous negative pressure shall be maintained in the portion of the HVAC system components being cleaned in relation to the surrounding indoor spaces.

3.6 The negative pressure shall be verified at representative locations during the cleaning process.

3.7 To prevent cross-contamination, all contaminated materials removed from the HVAC system components shall be properly contained prior to removal from the building.

3.8 Any application of cleaning agents or other chemicals shall be used in strict accordance with manufacturer's recommended product application instructions, including exhaust ventilation as required.

3.9 Used Cleaning Materials: Dispose of used patches, cleaning cloths, and other cleaning materials properly.

3.10 Follow Occupational Safety and Health Administration regulations for the disposal of used cleaning solvents off the installation.

3.11 Dispose of any collected residue according to local regulations, considering potential lead contamination. Prevent cross-contamination, all contaminated materials removed from the HVAC system components shall be properly contained prior to removal from the building.

3.12 The contractor shall contact [redacted], 37 TRSS at [redacted] with any questions.

4 Delivery

The contractor shall be responsible for off-loading items and shall provide any additional equipment to accomplish the task.

4.1 The contractor shall also be responsible for preventing any damage to the service entrance and flooring of the building in which the items are to be received.

4.2 There is no loading dock/ramp.

5 Address

900 Patrol Rd
Building 950
San Antonio, TX 78227

6 Site Maintenance

6.1 The contractor shall maintain work areas in a neat, clean, and safe condition.

6.2 The contractor shall be responsible for providing, installing, and the removal of any temporary signage, barriers, barricade tape, etc. which may be required to control pedestrian in the work area.

6.3 The contractor shall collect all trash, debris, refuse, garbage, etc. (related to contractor personnel and this requirement).

6.4 The aforementioned materials shall be removed from the site by appropriate means daily.

6.6 Storage of materials shall be coordinated with [redacted]

6.7 The contractor shall be responsible for freight, unpacking, delivery, installation, and disposal.

7 Government Furnished Utilities.

7.1 The Government will furnish electricity, water and sewage services as necessary for accomplishment of work in accordance with this contract.

7.2 The contractors shall not use government telephones for personal reasons or for any toll or long distance calls.

8 Clean up

8.1 The Contractor shall also remove all packaging materials from JBSA Champman Annex, TX and shall be responsible for any refuse containers needed for trash and packing materials.

8.2 The contractor shall be responsible for returning the facility to its original state prior to cleaning and repairing any damage caused by the contractor's personnel or equipment.

9 Site Program Manager/Point of Contact (POC)

9.1 The Contractor shall designate an on-site project manager as the Site POC before start of work.

9.2 The Site POC shall be the interface for all work site communications with the Government, including quality, safety, and discrepancy matters.

10 Hours of Operation and Special Conditions

10.1 Work after duty hours Monday through Friday from 3:00 p.m. to 10:00 p.m. to minimize the disruption of armory operations.

10.2 At the option of the Government and with approval of the Contracting Officer, work may be permitted on Federal holidays and weekends at no additional cost to the Government.

10.3 Work scheduled but not accomplished because of base closure due to weather, exercises, or actual alert, will be accomplished as soon as possible after reopening the base.

New Year's Day
Martin Luther King Jr's Birthday
President’s Day
Memorial Day
Juneteenth
Independence Day
Labor Day
Columbus Day
Veterans' Day
Thanksgiving Day
Christmas Day

11 FOR OFFICIAL USE ONLY (FOUO).

The contractor shall comply with DoD 5400-7-R, Chapter 4, DoD Freedom of Information Act (FOIA) Program requirements. This regulation sets policy and procedures for the disclosure of records to the public and for marking, handling, transmitting, and safeguarding FOUO material.

12 REPORTING REQUIREMENTS.

Contractor personnel shall report to an appropriate authority any information or circumstances of which they are aware may pose a threat to the security of DoD personnel, contractor personnel, resources, and classified or unclassified defense information.

13 CONTRACTOR PERSONNEL.

Contractor personnel shall present a neat appearance. Contractor personnel shall be easily recognizable while on the installation in conjunction with this contract. This shall be accomplished through the wear of distinctive clothing, overcoats, or hats, bearing the company name or logo. The coloring or design of the items selected should be such that identifies personnel easily and quickly for reasons of safety and personal protection. The government is authorized to restrict the employment under the contract of any contractor employee or prospective contractor employee, who is identified as a potential threat to the health, safety, security, general wellbeing, or operational mission of the installation and its population.

14 SAFETY REQUIREMENTS AND REPORTS.

The contractor shall perform work in a safe manner as required by OSHA Safety and Health Requirements. Provide a verbal report to the CO as soon as possible of each occurrence of damage to Government property or an accident resulting in death, injury, occupational disease, or adverse environmental impact. Provide a completed copy of required Accident Investigation Reports to the CO within five calendar days of each occurrence.

15 ACCEPTANCE

Upon completion of the work, the contractor shall be subject to final acceptance by the

Contracting Officer and/or [redacted].

16 RECORDS MANAGEMENT

The Contractor shall manage all data created for Government use or legally controlled by the Government, in support of the functional activity or required by AF publication, IAW with the AF Records Management procedures in Air Force Instruction (AFI) 33-322, Air Force Manual (AFMAN) 33-363 and Air Force Instruction (AFI) 33-364 (or their subsequent replacements)".

17 CONTRACT MANAGEMENT

No changes in or deviation from the scope of service shall be affected without a modification executed by the Contracting Officer authorizing such changes.

End of Performance Work Statement